



Wellfield House

Acklington Park, Acklington



SANDERSON
YOUNG





Wellfield House

Acklington Park, Acklington, Morpeth,
Northumberland, NE65 9AA

Beautiful stone built, three bedroom country house, with a one bedroom annexe/cottage - circa 2.355 acres of formal gardens and grassland, large metal sheds, small woodland copse, two timber garages and two stone pillared driveways with parking for a number of cars - Some updating and modernisation required - NO UPWARD CHAIN

Wellfield House offers a fabulous lifestyle opportunity, with a three bedroom main house and one bedroom annexe cottage, ideal for multi generational living, as a holiday let (subject to restrictive covenants) or as one larger country house, combining the two separate dwellings.

The house, believed to date from 1860 has been lived in by the current family for 25 years, has been well maintained throughout with uPVC double glazed windows, oil central heating to the main house and bottle LPG gas to the cottage (not working at present) however, requires cosmetic updating.

Price Guide:
Offers Over £795,000

4 5 3 F







The gardens of Wellfield House are well maintained, with extensive lawned, formal gardens with mature hedging to the boundary and a magnificent Monkey Puzzle tree central to the plot - the house and gardens enjoy a lovely south facing aspect, overlooking the adjoining fields and countryside. To the rear of the house are two timber garages/sheds and a copse of trees giving privacy and screening - the paddock/grassland to the eastern boundary houses substantial metal sheds, used historically for vintage tractors, and ideal for buyers wishing to store machinery or a number of vehicles.

Wellfield House

Ground floor - Entrance Hallway with feature stone arch doorway with stained glass & leaded upper pane | Generous sitting room with dual aspect sash windows overlooking the gardens, beams to the ceiling and period fireplace | Dining room with feature fireplace, exposed stone walls, views over the garden | Kitchen/breakfast room with a range of wood cabinets and space for appliances - interconnecting door (currently blocked off) to the annexe/cottage | Rear lobby/boot room with access to the rear.

First floor - First floor landing | Double bedroom one with views to the front over the garden to the open fields | Internal ensuite shower room/WC | Two further generous double bedrooms | Contemporary family bathroom with a double ended bath, separate shower, wash hand basin and WC in a vanity cabinet and heated towel rail.



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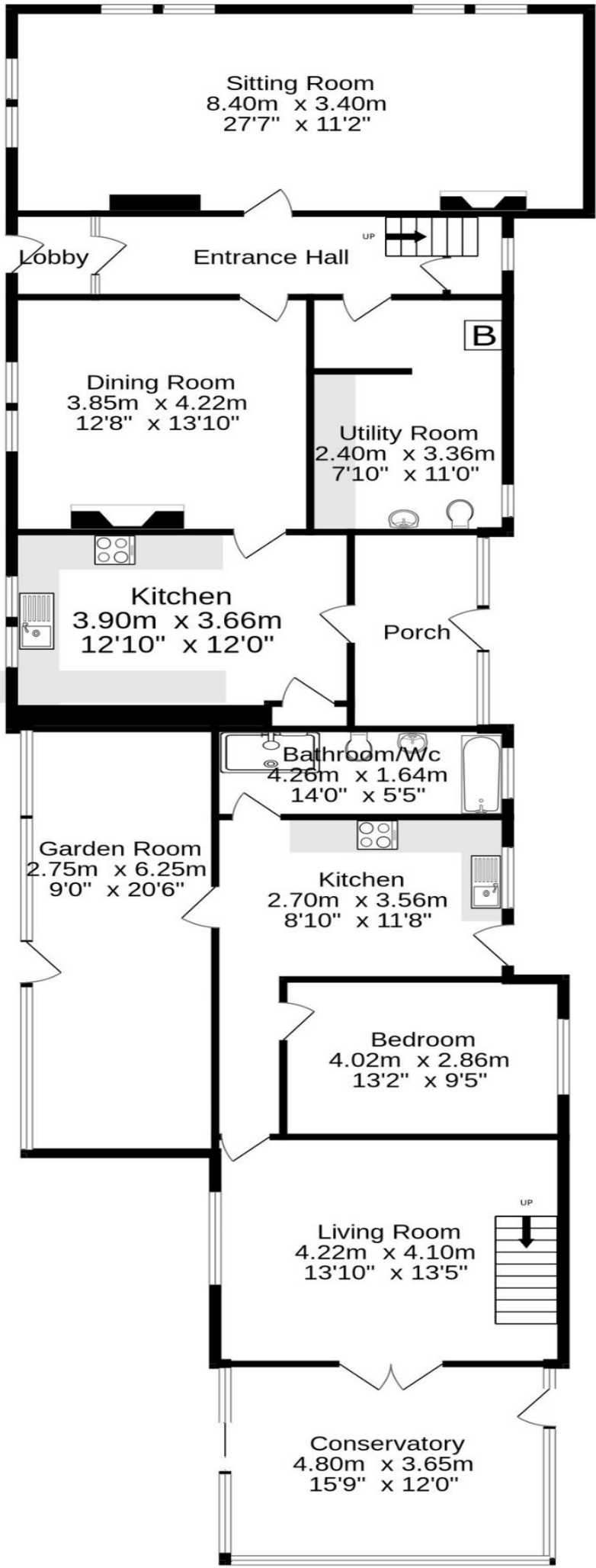


Wellfield Cottage

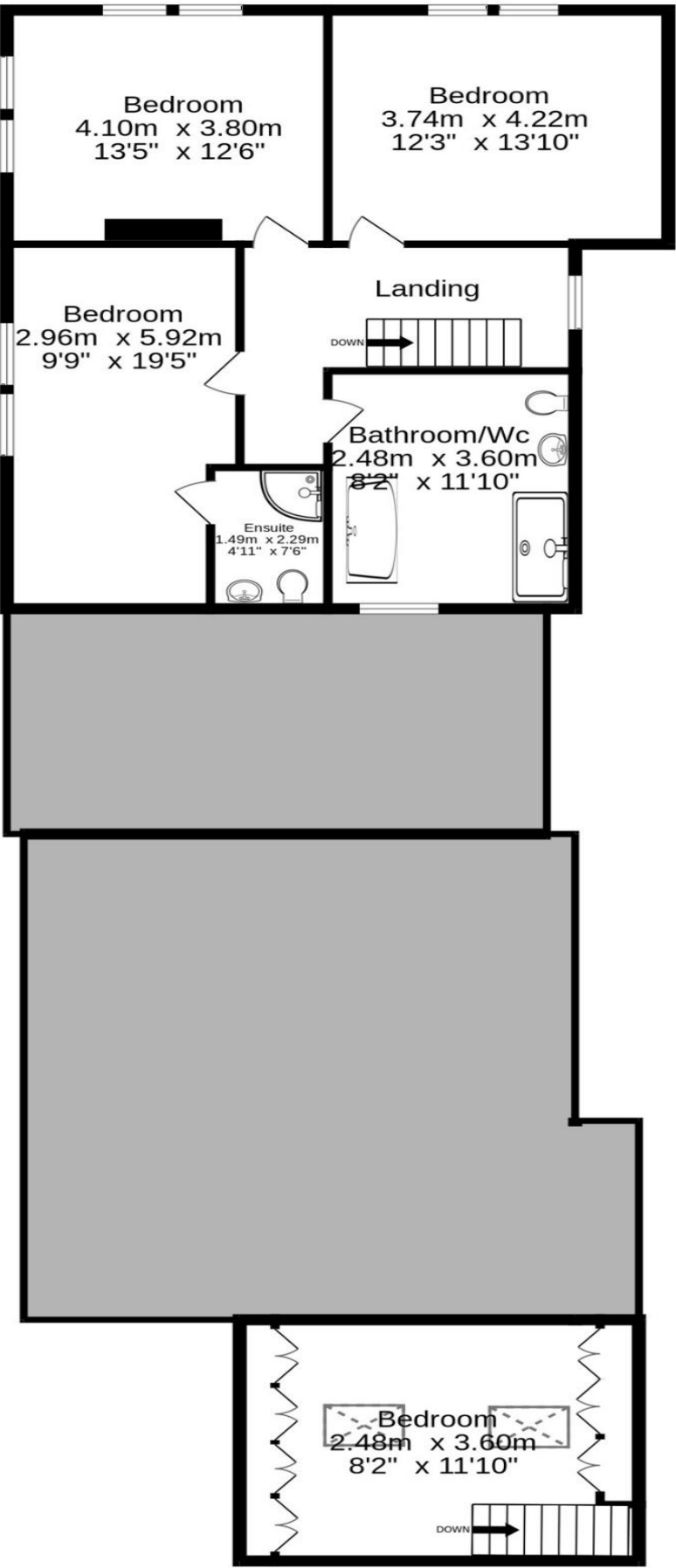
Single storey one bedroom cottage with stairs to an attic room/study | Good sized Living room with stairs to the attic room | Large conservatory with cast iron wood burning stove and polycarbonate roof | Versatile Garden room with doors opening to the garden, and herringbone style wood parquet flooring | Kitchen fitted with a range of cabinets and integrated oven & hob - door to bathroom | Bathroom with white modern suite - bath, separate shower, wash hand basin and WC.

Services: Mains Electric, Water & Drainage | Private Septic Tank (unable to confirm if compliant with current regulations) | Wellfield House - Oil Central Heating | Wellfield Cottage - Propane Gas | Tenure: Freehold | Council Tax: Wellfield House - Band F, Wellfield Cottage - Band A | EPC: Wellfield House - F, Wellfield Cottage - G.

Ground Floor
192.1 sq.m. (2068 sq.ft.) approx.



1st Floor
94.2 sq.m. (1014 sq.ft.) approx.

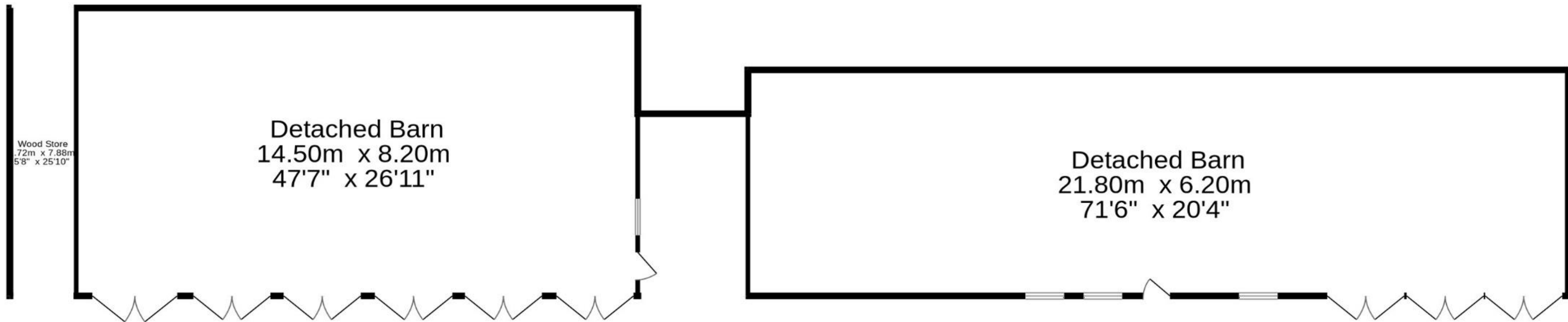


TOTAL FLOOR AREA : 286.3 sq.m. (3081 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Ground Floor



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